

# 270 Horsley Road, Milperra

## Proposed warehouse and distribution centre

270 Horsley Road will provide an efficient and modern warehouse and distribution centre strategically located near the South-Western Motorway (M5) to support Sydney's logistical supply chain. Located in the Milperra Industrial Precinct, the site is approximately 7.71 hectares and will deliver warehousing within an existing and established industrial precinct.

### What is being proposed?

ESR is working obtain approvals to develop the site for the construction and operation of a two-storey 'warehouse or distribution centre', comprised of 12 tenancies. On site car parking will be provided including up to 335 car spaces.

Located near Bankstown Airport and major transport roads (M5 Motorway), the proposed development will contribute to the area's future by facilitating economic growth and job opportunities for locals.

### What does this mean for residents?

- The current plan for the site protects surrounding residential areas from industrial activities through strong development controls.
- Impacts on traffic and parking will be minimal due to the site's distance from current residential areas and the provision of on-site parking.
- Whilst the warehouse will be in operation 24/7, seven days per week, this type of supply chain operation is critical to Sydney's freight and logistics networks. Appropriate noise mitigation measures will be put in place to minimise impacts to neighbours.

### Development Approvals Process

This development application will be assessed and determined by the NSW Department of Planning and Environment (DPE).

NSW Department of Planning, Industry and Environment (DPE) assesses proposal and issues Secretary's Environmental Assessment Requirements (SEARs)



Environmental Impact Statement (EIS) developed and community consultation undertaken > **WE ARE HERE**



Public exhibition of EIS where the community have the opportunity to submit formal feedback



SSDA evaluated and determination provided

Regular and timely community and stakeholder engagement will form an essential part of the preparation of the State Significant Development Applications required to deliver this project.

We are committed to consulting and working with the community now, and throughout the course of this project.



Figure 1. Aerial view of the proposed site (outlined in red)



Figure 2. View of the proposal from the north-west (Horsley Road)

#### Find out more

We encourage you to reach out to find out more information, ask questions or provide feedback. Please get in touch via email on [aus\\_development@au.esr.com](mailto:aus_development@au.esr.com) or call us on **1800 270 980**.

Website: [au.esr.com/milperra](http://au.esr.com/milperra)

## Questions and Answers

### **What benefits will the project deliver once construction is complete?**

270 Horsley Road will provide an efficient and modern warehouse and distribution centre strategically located near the South-Western Motorway (M5) to support Sydney's logistical supply chain. The proposed development will offer the following benefits to the Milperra area

- Modern warehousing within an established industrial precinct protecting and retaining industrial land.
- Employment opportunities.
- Minimising amenity impacts on the surrounding community through a high-quality design that is responsive to its local context and incorporates Ecologically Sustainable Development (ESD) principals.
- Minimising environmental impacts through appropriate design, mitigation and management measures.

### **Will the existing buildings on the site be demolished and is the site contaminated?**

A Development Application (DA) for the demolition and remediation of the site was lodged on 9 November 2022 and is currently under assessment by Canterbury-Bankstown Council.

The remediation works proposed under the DA will be carried out under a Remediation Action Plan (RAP) to ensure suitable and safe remediation and management practices are implemented to facilitate the proposed industrial warehouse and logistics uses on the site.

### **When will likely construction start and how long will it take?**

Pending approval of the State Significant Development Application (SSDA), construction is likely to commence in Q1 2024 and will take roughly 12 months.

### **What can I expect during construction works? Will construction work be noisy?**

The construction will involve usual construction activities including site establishment, earthworks, and the warehouse construction. These works will involve increased vehicle movements and construction noise, however, a Construction Management Plan (CMP) will be put in place to help mitigate impacts to residents and neighbours.

### **Where will construction vehicles enter and exit the site and where will they park?**

Construction vehicles will have private access to the site from Horsley Road and Beaconsfield Street and will park within the site to reduce disturbances to on-street parking as much as possible.

### **What is a State Significant Development Application (SSDA)?**

A development application is classified as State significant if the project is an important venture for economic, environmental, or social reasons. SSDAs are assessed by the NSW Government's Department of Planning and Environment.

### **What is the public exhibition process?**

All SSDAs must be exhibited for at least 28 days on the Department of Planning and Environment's (DPE) website. The exhibition provides a formal opportunity for the community to have their say. During the exhibition period, anyone can make a written submission on the project.

### **What is an Environmental Impact Statement (EIS)?**

The EIS is a planning assessment report that will describe the environmental impact of the construction of the project.